

☐ Proper documents not received. ☐ Survey not done properly.
☐ From not properly filled. ☐ Market survey by agent is not proper.
☐ Identification is not clearly done. ☐ Measurement is not proper.
☐ Photographs not clearly taken. ☐ Selling Survey is not clear.
☐ Photos not taken. ☐ Dealer's name representative signature is
☐ Google Map not taken. ☐ Survey summary form not filled.

☐ Minor defects in the survey/records accepted by supervisor &
 to Surveyor. Reason prepared & collect the missing information.
☐ Major defects in the survey. Survey Record is not right.

GENERAL DETAILS

11/2013-14 - ACTED GEN-1017
 Evaluation Report
 ID Card ☐ PSU ☐ NEPC ☐ Corporate
☐ Company ☐ Private client ☐ Direct client from
 SBC. SMC BILAPUR CHEMICALS

Name	Contact Number	Email
K. P. R. E. V. A. R. A.	9719146711	kgpr@rediffmail.com
K. S. H. A. R.		SKH@rediffmail.com

☐ Case for Fresh Account ☐ Case for existing
 Amount of Fees Advance Amount if any DISCOUNT
 Billed To Party Name Payment via
 Bank
 GSTIN

File No.	RKA/DNCR/...../.....
Date of Receiving	9/03/24

L & B.

**CASE COLLECTION FORMAT
(INDUSTRIAL PLANT SURVEY FORM)**

(Version 2.1) | Date of implementation: 9.02.2011 | Date of Revision: 04.01.2018, 30.01.2020

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engg. Signature
File Received By		NA	NA			NA
Survey	9/03/24					
Preparation						

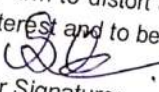
A - Very Good, B - Satisfactory, C - Average, D - Poor, E - Extremely Poor

File Returned to HOD Engg. unprepared due to reason	<input type="checkbox"/> Proper documents not received, <input type="checkbox"/> Survey not done properly, <input type="checkbox"/> Survey Form not properly filled, <input type="checkbox"/> Market survey for rates is not properly done, <input type="checkbox"/> Identification is not clearly done, <input type="checkbox"/> Measurement is not properly done, <input type="checkbox"/> Photographs not clearly taken, <input type="checkbox"/> Selfie/ Owner or owner representative photo not taken, <input type="checkbox"/> Owner/ owner representative signature not taken, <input type="checkbox"/> Google Map not taken, <input type="checkbox"/> Survey summary sheet not filled

In case File is returned by the preparer - HOD Engg. comment & Signature	<input type="checkbox"/> Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own.
	<input type="checkbox"/> Major defects in the survey. Survey has to be done again.

GENERAL DETAILS			
1.	Proposal or Ref. No.	115(2023-24) - P1762-661-1019	
2.	Type of Service	<input checked="" type="checkbox"/> Valuation Report	
3.	Type of customer	<input checked="" type="checkbox"/> Bank <input type="checkbox"/> PSU <input type="checkbox"/> NBFC <input type="checkbox"/> Corporate <input type="checkbox"/> Company <input type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank	
4.	Bank/ FI/ Organization Name & Address	SBI, SME BRANCH CHENNAI	
5.	Case Allotment Officer/ Fees paying party Details	Name VIRENDRA MISHRA	Contact Number 9719144711 Email Id virendra.mishra@sbi.co.in
6.	Case Type	<input type="checkbox"/> Case for Fresh Account <input type="checkbox"/> Case for existing account/ customer	
7.	Fees Details	Amount of Fees —	Advance Amount if any Received
8.	Billing Details	Billed To Party Name —	Payment will be paid by <input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer GSTIN —

CASE DETAILS

1.	Name of the Industry/ Account	MIS. BEARDCELL LIMITED		
2.	Type of Property	<input type="checkbox"/> Small Manufacturing Unit, <input type="checkbox"/> Medium Scale Industrial Unit, <input type="checkbox"/> Large Scale Industrial Plant, <input type="checkbox"/> Very Large Scale Industrial Plant		
3.	Owner/ Applicant Details	Name	Contact Number	Email Id
		MIS. BEARDCELL MP.	-	-
4.	Account Name	MIS. BEARDCELL LIMITED		
5.	Plant Address	PLOT NO D-40, THANE CRECIC INDUSTRIAL AREA MIDC, THANE BELAPUR ROAD, MAHAPE, NAVI MUMBAI		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
		MR. SANDEEP.	89833 42439	400705
7.	Preferred time of survey	Date	Time	
		09/03/24	4:00	
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: <input checked="" type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Will Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter, <input type="checkbox"/> Agreement to Sell, <input type="checkbox"/> Mortgage Deed, <input type="checkbox"/> Indenture of Mortgage 2. Map: <input checked="" type="checkbox"/> Cizra Map, <input type="checkbox"/> Sanctioned Map, <input checked="" type="checkbox"/> Site Plan 3. Project Approval Documents: <input type="checkbox"/> Factory Registration, <input type="checkbox"/> Memorandum of Understanding with the State Govt., <input type="checkbox"/> Industrial Entrepreneurs Memorandum, <input type="checkbox"/> Environment Clearance, <input type="checkbox"/> Fire NOC 4. Any Other document: <input type="checkbox"/> TIR Report, <input checked="" type="checkbox"/> Old Valuation Report, <input type="checkbox"/> Plant & Machinery Inventory Sheet, <input type="checkbox"/> Fixed Asset Register, <input type="checkbox"/> Building Area Statement, <input type="checkbox"/> CLU Document, <input type="checkbox"/> Detailed Project Report, <input type="checkbox"/> Invoices of the Major Equipment's, <input type="checkbox"/> Daily Performance Report, <input type="checkbox"/> TEV Report, <input type="checkbox"/> LIE Report, <input type="checkbox"/> Production data of last one week, <input type="checkbox"/> Plant maintenance log, <input type="checkbox"/> Copy of last paid Electricity Bill, <input type="checkbox"/> Copy of municipal tax receipt <input type="checkbox"/> Any other: 5. No documents provided: <input type="checkbox"/>		
9.	Special Instructions if any:			
10.	I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately. Customer Signature: 			

INDUSTRIAL PLANT SURVEY FORM

(FOR INDUSTRIAL PROPERTIES ONLY)

(Version 2.0) | Date of Implementation: 9.02.2011 | Date of Revision: 04.01.2018, 15.06.2019

File No. RKA/DNCR/...../.....

Date: 9/03/24

Time: 4:00

GENERAL DETAILS

1.	Name of the Surveyor	DHAWAL. VANJARI	
2.	Property shown by	<input type="checkbox"/> Owner/ Director, <input checked="" type="checkbox"/> Company Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside	
		Name	Contact No.
		SANDEEP	9326472984
3.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with approximate measurements & photographs), <input type="checkbox"/> Full survey (inside-out with approximate sample random measurements & photographs), <input type="checkbox"/> Half Survey (Approximate sample random measurements from outside & photographs), <input type="checkbox"/> Only photographs taken (No measurements)	
4.	Reason for Half survey or only photographs taken N/A	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so owner was hostile and survey couldn't be carried out, <input type="checkbox"/> Under construction property, <input type="checkbox"/> Very Large irregular Property, practically not possible to measure the entire area, <input type="checkbox"/> Any other reason:	
5.	How Property is Identified	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done	
6.	Type of Industry	<input type="checkbox"/> Small Manufacturing Unit, <input checked="" type="checkbox"/> Medium Scale Industrial Unit, <input type="checkbox"/> Large Scale Industrial Plant, <input type="checkbox"/> Very Large Scale Industrial Plant	
7.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement	
8.	Reason for no measurement N/A	<input type="checkbox"/> Property was locked/ sealed, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason:	
9.	Purpose of Valuation	<input checked="" type="checkbox"/> Value assessment of the asset for creating collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c.,	



<input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> For Insolvency purpose, <input type="checkbox"/> General Value Assessment, <input type="checkbox"/> For company merger & amalgamation purpose, <input type="checkbox"/> For any other purpose:	
<input type="checkbox"/> Project Loan, <input type="checkbox"/> Term Loan, <input type="checkbox"/> CC Limit enhancement, <input type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input type="checkbox"/> Business Loan, <input type="checkbox"/> NA	
Type of Loan	
Loan Amount	
OWNERSHIP DETAILS	
1. Name of the Industry	M/S. BEAROSE LLC LIMITED.
2. Legal Owner Name's	—, —, —
3. Property Purchaser Name	PLOT NO D-40, MAHARPE.
4. Present Residence Address of the Owner/ Director	—
5. Property constitution	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold

LOCATION DETAILS

East	West	North	South
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1. Adjacent Properties
(Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)

50T CORPORATE OFFICE.	REHABILITATION CORPORATE OFFICE.	TOURIST MIDC ROAD	ENTRY OF PROPERTY PLOT D-40 PART II
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2. Property Facing

☐ East Facing, ☐ North Facing, ☐ West Facing, ☒ South Facing,
☐ North-East Facing, ☐ South-West Facing, ☐ South-East Facing, ☐ North-West Facing

3. Landmark

NEAR VIVANTA HOTEL,

4. Ward Name/ No.

INDUSTRIAL AREA

5. Zone Name

—, —, —

6. Main Road Name & Width

Name	Width	Distance from property
INDUSTRIAL STREET	24m	36m
TOURIST MIDC ROAD		100m

7. Approach Road Name & Width

TURIST MIDC ROAD

8. Are proper road facilities available?

☒ Yes, ☐ No

9. Type of Approach Road

☒ Bituminous, ☐ Metalled, ☒ Cement concrete, ☐ Concrete paver block,
☐ Brick khadanja, ☐ Mud surfacing, ☐ Broken potholed metalled road,
☐ No proper approach road available, ☐ Very narrow approach road towards the property

11.	Classification of the Locality	<p>1. Within well developed notified industrial area. <input type="checkbox"/> Within averagely developed industrial area. <input type="checkbox"/> Within urban notified industrial area. <input type="checkbox"/> Within Main city. <input type="checkbox"/> Within city suburbs. <input type="checkbox"/> Within urban developed Area. <input type="checkbox"/> Within urban developing zone. <input type="checkbox"/> Within urban undeveloped area. <input type="checkbox"/> Within urban remote area. <input type="checkbox"/> Within commercial area. <input type="checkbox"/> Within institutional area. <input type="checkbox"/> Out of municipal limits, no civic infrastructure available. <input type="checkbox"/> Within rural village area. <input type="checkbox"/> In interior. <input type="checkbox"/> Within Backward area. <input type="checkbox"/> Within Remote area</p> <p><input checked="" type="checkbox"/> Urban developed. <input type="checkbox"/> Urban developing. <input type="checkbox"/> Semi Urban. <input type="checkbox"/> Rural. <input type="checkbox"/> Backward. <input type="checkbox"/> Industrial. <input type="checkbox"/> Institutional</p>												
12.	Location consideration	<p><input type="checkbox"/> Corner Plot. <input type="checkbox"/> 2 side open. <input type="checkbox"/> 3 side open. <input type="checkbox"/> On >30' wide road. <input type="checkbox"/> Near to Metro station. <input type="checkbox"/> Near to Market. <input type="checkbox"/> Near to Highway. <input type="checkbox"/> Entrance North-East Facing. <input type="checkbox"/> Ordinary location within locality. <input type="checkbox"/> Good Location within the locality. <input type="checkbox"/> Normal Location within the locality. <input type="checkbox"/> Average Location within locality. <input type="checkbox"/> Poor location within the locality. <input type="checkbox"/> Property towards end of the locality. <input type="checkbox"/> Any other</p> <p><input checked="" type="checkbox"/> Yes. <input type="checkbox"/> No</p>												
13.	Is Plant part of notified Industrial Area? If yes then name of Industrial area/ estate & governing authority managing it.													
14.	Proximity to civic amenities	<table border="1"> <thead> <tr> <th>School</th> <th>Hospital</th> <th>Market</th> <th>Metro</th> <th>Railway Station</th> <th>Airport</th> </tr> </thead> <tbody> <tr> <td>100m</td> <td>160m</td> <td>150m</td> <td>1.2km</td> <td>1.5km</td> <td>2.0km</td> </tr> </tbody> </table>	School	Hospital	Market	Metro	Railway Station	Airport	100m	160m	150m	1.2km	1.5km	2.0km
School	Hospital	Market	Metro	Railway Station	Airport									
100m	160m	150m	1.2km	1.5km	2.0km									
15.	Any new development in surrounding area	N/A												
16.	Jurisdiction limits	<p><input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits</p>												
17.	Jurisdiction Development Authority Name	<p>Name: NMMC / MIDC.</p> <p><input type="checkbox"/> Area not within any development authority limits</p>												
18.	Municipality/ Municipal Corporation Name	<p>Name: NMMC / MIDC</p>												

<input type="checkbox"/> Area not within any municipal limits INDUSTRIAL, RESTAURANTS, HOTELS		
18. Surveyed land uses and zoning/development for the establishment of the property?	YES.	
20. Is the property in a separate industry in the area? Is it a part for the subject nature of industry?	YES	
21. In case the land can be used for any other purpose?	N.A	
PHYSICAL DETAILS		
As per Title deed	As per Map	As per site survey
7650 SQ.M	7450 SQ.M	7123 SQ.M
Area as per mortgage deed:		
1. Land Area		
2. Any conversion to the land use	<input checked="" type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged	
3. Land Type	<input type="checkbox"/> Square, <input type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input type="checkbox"/> Irregular, <input type="checkbox"/> NA	
4. Shape of the Land	<input type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input checked="" type="checkbox"/> Above road level, <input type="checkbox"/> NA	
5. Level of Land	<input checked="" type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA	
6. Frontage to depth ratio	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Very large land	
7. Are Boundaries matched	<input type="checkbox"/> Boundaries not mentioned in available documents, <input type="checkbox"/> Access is available in parcel forming multiple lands so not possible to match it with papers	
8. Is independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access is available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute, <input type="checkbox"/> Land locked	
9. Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only partially, <input type="checkbox"/> Only with Temporary boundaries,	
10. Is the property merged or colluded with any other property	N.A	
11. Is complete property mortgaged with the Bank under valuation or only portion of it?	COMPLETE.	
12. Property possessed by at the time of survey	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed	
13. Current activity carried out in the property	<input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Sealed <input type="checkbox"/> Any other use:	

BUILDING/CONSTRUCTION/UTILITY DETAILS

1	Construction Status	<input checked="" type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction		
2	Covered Built-up Area	As per Title deed	As per Map	As per site survey
	RCC		1676.59.11	1676.59.11
3	Building Type	Shed		
4	Appearance/ Condition of the Building	<input checked="" type="checkbox"/> RCC Framed Structure, <input checked="" type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input type="checkbox"/> Shed mounted on Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure Internal - <input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey External - <input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction		
5	Maintenance of the Building	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Maintenance issues, <input type="checkbox"/> Finishing issues, <input type="checkbox"/> Seepage issues, <input type="checkbox"/> Water supply issues, <input type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues, <input type="checkbox"/> Visible cracks in the building		
6	Age of Building/ Recent Improvements done			
7	Maintenance of the Building			
8	Any defects in the building	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Maintenance issues, <input type="checkbox"/> Finishing issues, <input type="checkbox"/> Seepage issues, <input type="checkbox"/> Water supply issues, <input type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues, <input type="checkbox"/> Visible cracks in the building		
9	Any violation done in the property	<input type="checkbox"/> Construction done without Map, <input type="checkbox"/> Construction not as per approved Map, <input type="checkbox"/> Extra covered without sanctioned Map, <input type="checkbox"/> Joined adjacent property, <input type="checkbox"/> Encroached adjacent area illegally,		
10	Boundary Wall (Only for individual property)	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex Running Mtr. Height Width Finish 24' 24' 1 1/2' PC ASTER		
11	Garden/ Landscaping	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary <input checked="" type="checkbox"/> Available within the property		
12	Parking facilities	<input type="checkbox"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> Not available within the property <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem		
13	Special Comments if any			

NOTE: Use table below to mention the individual building/ shed/ blocks details. Mentioned Type of construction (RCC/ Corrugated GI Shed Mounted on Brick Wall or Iron Pillars & Trusses/ Corrugated Colored GI Shed/ Simple GI Shed/ Simple Tin Shed), Height & Area of each block in the table below.

S.No.	Block/ Building Name	Total Slabs/ Floors	Floor wise height	Year of construction	Type of construction	Structure condition	Area in Sq.ft
1.	ADMIN BUILDING	GROUND FLOOR	10'	1984	R.C.C	GOOD	13m x 12.9m = 1676.59 sq.ft
2.	TRANSFORMER ROOM	G.F	10'	1984	SHED	GOOD	15.73' x 9.81' = 155.81 sq.ft
3.	WATCHMEN CABIN	G.F	10'	1984	SHED	GOOD	7.66' x 8.56' = 65.76 sq.ft
4.	RAW MATERIAL STORE	G.F	15'	1984	LOAD BEARING	GOOD	6.10m x 13.16m = 81.25 sq.ft
5.	SCRAP AREA	G.F	15'	1984	SHED	GOOD	6.33' x 1.88' = 808.02 sq.ft
6.	EPS PIPE SECTION AREA	G.F	24'	1984	LOAD BEARING	AVERAGE	12.67m x 17.67m = 2340.59 sq.ft
7.	FINISHED GOODS AREA	G.F	24'	1984	RCC + SHED	AVERAGE	11.57m x 8.57m = 1065.41 sq.ft
8.	DRYER ROOM 1,2,3	G.F	24'	1984	RCC + SHED	AVERAGE	1964.54 sq.ft
9.	BOILER HOUSE	G.F	24'	—	RCC + SHED	AVERAGE	1868.55 sq.ft
10.	WORKING AREA	G.F	20'	—	RCC + SHED	AVERAGE	1361.60 sq.ft
11.	F.G AREA	G.F	20'	—	RCC + SHED	AVERAGE	495 sq.ft
12.	ISO BUILT PANMCL	G.F	24'	—	RCC + SHED	AVERAGE	4494 sq.ft
13.	COTIC STORAGE AREA	G.F	24'	—	BLOCKWORK + SHED	AVERAGE	2860 sq.ft
14.	SHAPE MOLDING AREA 1+2	G.F	24'	—	BLOCKWORK + SHED	AVERAGE	2110 sq.ft
15.	PRODUCTION SUPERVISOR	G.F	24'	—	BLOCKWORK + SHED	—	273.03 sq.ft
16.	PRODUCTION STORIC ROOM	G.F	24'	—	BLOCKWORK + SHED	—	391.71 sq.ft

RCC = 1676.59 sq.ft

SHED = 1658.07 + 700 = 2358.07 sq.ft

BLOCKWORK + SHED (FOR BEAMS) = 20,599.11 sq.ft

LAND RATES INFORMATION DETAILS

Gather information on the basis of the factors like Area location, Property location, Floor level, Block, Position, Frontage, Width of land/ road in front of the property, Nearby development

1.	Demand & Supply condition in the Market for such properties	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low	
2.	At what True rate Owner bought this Property	Year of purchase	1984
		Purchase Price	
3.	Minimum Rate in the locality		
4.	Maximum Rate in the locality		
5.	Local Information gathered during Site survey (Minimum 2 enquiries are must):		
	1. Name:	PARAMJEET	
	Contact No.	9833883262	
	Sale Purchase Rate	55K-65K / sq.m	
	Rental Rate	-	
	Comments	5000 sq.m LAND AVAILABLE WITHIN SAME INDUSTRIAL AREA AT AN DISTANCE OF 500M FROM OUR CONCERNED PROPERTY	
	2. Name:	AASHIYAN REALTORS	
	Contact No.	8433673333	
	Sale Purchase Rate	60K-70K / sq.m	
	Rental Rate	-	
	Comments	IN SAME INDUSTRIAL AREA	
	3. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		

Surveyor Name: DHAWAR. VANJAR &

Signature: 

Date:

9/03/24

SURVEY SUMMARY SHEET
(TO BE ENCLOSED WITH VALUATION REPORT)

(Version 1.0) | Date of implementation: 10.04.2017

Every Valuation report at RK Associates is prepared based on the thorough survey of the property carried out by our Engineering Surveyor. This Survey Summary Sheet is for the information of Banker/ concerned interested organization. Detailed Survey Form can also be made available to the interested organization in case it is required to cross check what information our surveyor has given in site inspection report based on which Valuation report is prepared.

1.	File No.	VIS(2019-24)-PL762-661-1019								
2.	Name of the Surveyor	DHANU VAMJARI								
3.	Borrower Name	MIS. BEARDCEC LTD								
4.	Name of the Owner									
5.	Property Address which has to be valued	D-40, MIDC TORBHE								
6.	Property shown & identified by at spot	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>SANDEEP</td> <td>9326472984</td> </tr> </table>			Name	Contact No.	SANDEEP	9326472984		
Name	Contact No.									
SANDEEP	9326472984									
7.	How Property is Identified by the Surveyor	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done								
8.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents								
9.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)								
10.	Reason for Half survey or only photographs taken	M.A								
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land								
12.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement								
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:								
14.	Land Area of the Property	<table border="1"> <tr> <th>As per Title deed</th> <th>As per Map</th> <th>As per site survey</th> </tr> <tr> <td>7450 SQ.M</td> <td>7450 SQ.M</td> <td>7123 SQ.M</td> </tr> </table>			As per Title deed	As per Map	As per site survey	7450 SQ.M	7450 SQ.M	7123 SQ.M
As per Title deed	As per Map	As per site survey								
7450 SQ.M	7450 SQ.M	7123 SQ.M								
15.	Covered Built-up Area	<table border="1"> <tr> <th>As per Title deed</th> <th>As per Map</th> <th>As per site survey</th> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>			As per Title deed	As per Map	As per site survey			
As per Title deed	As per Map	As per site survey								
16.	Property possessed by at the time of survey	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed								
17.	Any negative observation of the									

	property during survey	
18.	Is independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	M.P
21.	Local Information References on property rates	Please refer attached sheet named 'Property rate Information Details.'

Endorsement:

1. Signature of the Person who was present from the owner side to identify the property:

Undertaking: I have shown the correct property and provided the correct information about the property to the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely responsible for this unlawful act.

- a. Name of the Person: SANDEEP
b. Relation: REPRESENTATIVE
c. Signature: [Signature]
d. Date: 9/03/24

In case not signed then mention the reason for it: ☐ No one was available, ☐ Property is locked, ☐ Owner/representative refused to sign it, ☐ Any other reason:

2. Surveyor Signature who did site inspection:

Undertaking: I have inspected the property and cross verified the property details at site to the extent of a. Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information with what is mentioned in the property documents provided to me by the Bank/interested organization. I have not come under influence of anyone during site inspection and have only recorded the true and factual details in the survey form which I come across during the site survey. I understand that giving any manipulative information in the survey form will lead to incorrect Valuation report which is an unlawful act and I'll be solely responsible for doing it.

- a. Name of the Surveyor: DHAWAC
b. Signature: [Signature]
c. Date: 9/03/24

① Transform Room - shed - $15.73' \times 9.81'$ h. $10'$ ✓

② Warehouse - shed - $7.66' \times 8.56'$ h. $9'$ ✓

③ Raw material

Storage Area - $42' \times 20'$ h. $14.28'$ - Rcc + shed

④ Scrap Area - $19.90' \times$

h. $14.28'$
- only shed ✓

⑤ Admin bldg - $36' \times 36'$

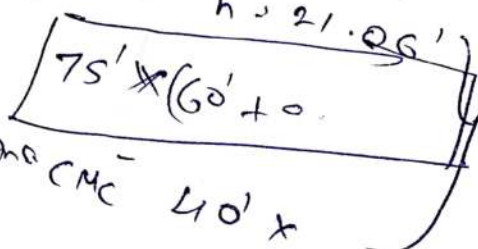
h. $9.31'$ - Rcc then asin on top shed

⑥ EPS storage
Area Rcc

- $40' \times 17m$

h. $21.26'$

⑦ Finished Godown / EPS
Area as per drawing
cutting Area CMC



- Rcc + shed ✓

⑧ Pay Room 1, 2, 3

⑨ WORKING Area : Rcc + shed - $28.62' \times 40'$ h. $19.21'$
(Rcc + shed)

⑩ 5.02
70.96
1002.83

⑪ FY Storage Area: $11.52m \times 4m$

h. $15'$ - Rcc + shed

Finished Goods
Godown

= $11.57m \times 8.57m$

h. $23'$ - Rcc + shed

① Transform Room - shed - $13.72' \times 9.81' \quad h: 10'$ ✓

② Warehouse Robin - shed - $7.66' \times 8.56' \quad h: 9'$ ✓

③ Raw material

Storage Area - $42' \times 20' \quad h: 14.28' - \text{Rcc + shed}$

④ Scrap Area - $19.90' \times$

$h: 14.28' - \text{only shed}$ ✓

⑤ Admin bldg - $36' \times 36'$

$h: 9.31' - \text{Rcc then asin on top shed}$

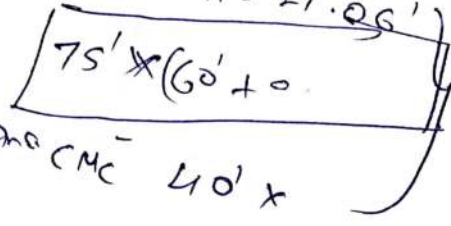
⑥ EPS storage
cutting
Area Rcc

- $40' \times 17m$

$h: 21.25'$

- Rcc + shed, ✓

⑦ Finished Godown / EPS
Area as per
drawing



⑧ Dry Room 1, 2, 3 ✓

⑨ Working Area : Rcc + shed - $28.62' \times 40' \quad h: 19.21'$
(Rcc + shed)

85.02
70.96
14.06
1002.83

⑩ P4 Storage Area $11.52m \times 4m$

$h: 15' - \text{Rcc + shed}$

⑪ Finished Goods
Godown

= $11.57m \times 8.57m$

$h: 23' - \text{Rcc + shed}$

⑫

ps: 2

① Panel I build manufacturing area

✓ 40' x 34m h=25' - rect + shed

② coal storage area

80' x 32' h=25' - shed

③ coal storage

area - shed

④ working area - rect + shed

⑤ machine area - shed

⑥ coal

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